

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: HAWARDEN
Local Government Number: 84G802

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HAWARDEN URBAN RENEWAL	84013	1
HAWARDEN AREA A URBAN RENEWAL	84038	3
HAWARDEN AREA C URBAN RENEWAL	84040	1
HAWARDEN AREA D URBAN RENEWAL	84057	1

TIF Debt Outstanding: 1,256,781

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	539,184	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	464,714
TIF Sp. Revenue Fund Interest:	1,649
Asset Sales & Loan Repayments:	2,000
Total Revenue:	468,363

Rebate Expenditures:	542,473
Non-Rebate Expenditures:	210,043
Returned to County Treasurer:	0
Total Expenditures:	752,516

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	255,031	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 249,234

Urban Renewal Area Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN URBAN RENEWAL
 UR Area Number: 84013

UR Area Creation Date: 11/1990

UR Area Purpose: Development of area by Land
 Acquisition, install Utilities and
 Public Facilities, new or expanding
 business for economic
 development and residential
 development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1/051 INCREM	84118	84119	6,959,604

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,894,340	2,834,520	0	0	-44,448	10,684,412	0	10,684,412
Taxable	0	4,169,532	2,834,520	0	0	-44,448	6,959,604	0	6,959,604
Homestead Credits									59

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **298,057** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 214,214
 TIF Sp. Revenue Fund Interest: 593
 Asset Sales & Loan Repayments: 0
Total Revenue: 214,807

Rebate Expenditures: 481,500
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 481,500

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **31,364** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For HAWARDEN URBAN RENEWAL

Economic Dev/Street Imp

Description:	Econ Dev Support/Street Imp
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

16th Street Project

Description:	Street Improvement Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HAWARDEN URBAN RENEWAL

16th Street Imp Project

Debt/Obligation Type:	Internal Loans
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	Yes
Date Incurred:	11/30/2013
FY of Last Payment:	2014

Econ Dev/Streets

Debt/Obligation Type:	Internal Loans
Principal:	81,500
Interest:	0
Total:	81,500
Annual Appropriation?:	Yes
Date Incurred:	11/30/2013
FY of Last Payment:	2014

Rebates For HAWARDEN URBAN RENEWAL

Econ Dev/Streets

TIF Expenditure Amount:	81,500
Rebate Paid To:	City of Hawarden
Tied To Debt:	Econ Dev/Streets
Tied To Project:	Economic Dev/Street Imp
Projected Final FY of Rebate:	2014

16th Street Project

TIF Expenditure Amount:	400,000
Rebate Paid To:	City of Hawarden/Equip Fund
Tied To Debt:	16th Street Imp Project
Tied To Project:	16th Street Project
Projected Final FY of Rebate:	2014

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN URBAN RENEWAL (84013)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1/051 INCREM
 TIF Taxing District Inc. Number: 84119
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,894,340	2,834,520	0	0	-44,448	10,684,412	0	10,684,412
Taxable	0	4,169,532	2,834,520	0	0	-44,448	6,959,604	0	6,959,604
Homestead Credits									59

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,477,162	6,959,604	6,959,604	0	0

FY 2014 TIF Revenue Received: 214,214

Urban Renewal Area Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN AREA A URBAN RENEWAL
 UR Area Number: 84038

UR Area Creation Date: 11/1994

UR Area Purpose: To stimulate economic
 deveopment in this area and install
 necessary utilities and
 infrastructure

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A AMND/052 INCREM	84122	84123	4,839,486
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-A/053 INCREM	84143	84144	1,155,616
HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A LG/052-L INCREM	84361	84362	43,572

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,330	2,881,600	8,960,690	4,401,350	0	-18,520	16,242,450	0	16,242,450
Taxable	10,387	1,521,963	8,960,690	4,401,350	0	-18,520	14,875,870	0	14,875,870
Homestead Credits									51

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **213,716** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 187,641
 TIF Sp. Revenue Fund Interest: 929
 Asset Sales & Loan Repayments: 2,000
Total Revenue: 190,570

Rebate Expenditures: 40,417
 Non-Rebate Expenditures: 138,567
 Returned to County Treasurer: 0
Total Expenditures: 178,984

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **225,302** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For HAWARDEN AREA A URBAN RENEWAL

Bomgaars Development Agreement

Description:	Payments to Bomgaars for new store project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Ind Park Infrastructure Project

Description:	Infrastructure for Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Wahoo/Foremost Expansion Project

Description:	Expansion of Plant with additional building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Motel Street Project

Description:	New Street in Motel Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dental Building Grant Project

Description:	Grant for New Dental Building/Business
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

CoilCraft Inc. Bldg Addition

Description:	Ann Appropriation for Bldg Proj
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Incentive Grants & Loans

Description:	Grant for Downtown Business Upgrade
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Downtonw Building Ex

Description:	Ex and Grants for Downtown Bldgs
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HAWARDEN AREA A URBAN RENEWAL

Industrial Park Infrastructure Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	300,000
Interest:	41,438
Total:	341,438
Annual Appropriation?:	No
Date Incurred:	08/01/2009
FY of Last Payment:	2019

Wahoo/Foremost Expansion Grant

Debt/Obligation Type:	Internal Loans
Principal:	55,351
Interest:	5,833
Total:	61,184
Annual Appropriation?:	No
Date Incurred:	02/01/2004
FY of Last Payment:	2017

Motel Street Project

Debt/Obligation Type:	Internal Loans
Principal:	124,929
Interest:	26,904
Total:	151,833
Annual Appropriation?:	No
Date Incurred:	07/15/2005
FY of Last Payment:	2021

Dental Building Grant

Debt/Obligation Type:	Internal Loans
Principal:	7,630
Interest:	534
Total:	8,164
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2014

Bomgaars Annual Appropriation

Debt/Obligation Type:	Rebates
Principal:	77,944
Interest:	0
Total:	77,944
Annual Appropriation?:	Yes
Date Incurred:	10/22/2008
FY of Last Payment:	2017

CoilCraft Inc, Bldg Project

Debt/Obligation Type:	Rebates
Principal:	37,641
Interest:	0
Total:	37,641
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2018

Downtown Grant & Loans

Debt/Obligation Type:	Internal Loans
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	11/30/2013
FY of Last Payment:	2014

Downtown Building Ex

Debt/Obligation Type:	Internal Loans
Principal:	8,909
Interest:	0
Total:	8,909
Annual Appropriation?:	Yes
Date Incurred:	11/30/2013
FY of Last Payment:	2014

Non-Rebates For HAWARDEN AREA A URBAN RENEWAL

TIF Expenditure Amount:	62,219
Tied To Debt:	Industrial Park Infrastructure Bond
Tied To Project:	Ind Park Infrastructure Project

TIF Expenditure Amount:	15,296
Tied To Debt:	Wahoo/Foremost Expansion Grant
Tied To Project:	Wahoo/Foremost Expansion Project

TIF Expenditure Amount:	18,979
Tied To Debt:	Motel Street Project
Tied To Project:	Motel Street Project

TIF Expenditure Amount:	8,164
Tied To Debt:	Dental Building Grant
Tied To Project:	Dental Building Grant Project

TIF Expenditure Amount:	25,000
Tied To Debt:	Downtown Grant & Loans
Tied To Project:	Downtown Incentive Grants & Loans

TIF Expenditure Amount:	8,909
Tied To Debt:	Downtown Building Ex
Tied To Project:	Downtonw Building Ex

Rebates For HAWARDEN AREA A URBAN RENEWAL

504 Industrial Road

TIF Expenditure Amount:	27,870
Rebate Paid To:	Bomgaars, Inc.
Tied To Debt:	Bomgaars Annual Appropriation
Tied To Project:	Bomgaars Development Agreement
Projected Final FY of Rebate:	2017

222 Avenue E

TIF Expenditure Amount:	12,547
Rebate Paid To:	CoilCraft, Inc.
Tied To Debt:	CoilCraft Inc, Bldg Project
Tied To Project:	CoilCraft Inc. Bldg Addition
Projected Final FY of Rebate:	2018

TIF Taxing District Data Collection

Local Government Name:	HAWARDEN (84G802)
Urban Renewal Area:	HAWARDEN AREA A URBAN RENEWAL (84038)
TIF Taxing District Name:	HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A AMND/052 INCREM
TIF Taxing District Inc. Number:	84123
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,743,260	8,209,890	3,032,380	0	-16,668	13,968,862	0	13,968,862
Taxable	0	1,448,896	8,209,890	3,032,380	0	-16,668	12,674,498	0	12,674,498
Homestead Credits									49

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	9,146,044	4,839,486	4,839,486	0	0

FY 2014 TIF Revenue Received: 37,404

TIF Taxing District Data Collection

Local Government Name:	HAWARDEN (84G802)
Urban Renewal Area:	HAWARDEN AREA A URBAN RENEWAL (84038)
TIF Taxing District Name:	HAWARDEN CITY/WEST SIOUX SCH/UR AREA-A/053 INCREM
TIF Taxing District Inc. Number:	84144
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	138,340	674,950	1,368,970	0	-1,852	2,180,408	0	2,180,408
Taxable	0	73,067	674,950	1,368,970	0	-1,852	2,115,135	0	2,115,135
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,024,792	1,157,468	1,155,616	1,852	57

FY 2014 TIF Revenue Received: 150,237

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN AREA A URBAN RENEWAL (84038)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A LG/052-L INCREM
 TIF Taxing District Inc. Number: 84362
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,330	0	75,850	0	0	0	93,180	0	93,180
Taxable	10,387	0	75,850	0	0	0	86,237	0	86,237
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	49,608	43,572	43,572	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN AREA C URBAN RENEWAL
 UR Area Number: 84040
 UR Area Creation Date: 11/1994

UR Area Purpose: To add area for new economic development with installation of utilities for new business.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BUNCOMBE TWP/WEST SIOUX SCH/UR AREA-C/561 INCREM	84149	84150	2,049,280

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	223,460	138,920	1,772,460	459,340	0	0	2,594,180	0	2,594,180
Taxable	133,926	73,373	1,772,460	459,340	0	0	2,439,099	0	2,439,099
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **27,331** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 43,205
 TIF Sp. Revenue Fund Interest: 40
 Asset Sales & Loan Repayments: 0
Total Revenue: 43,245

Rebate Expenditures: 0
 Non-Rebate Expenditures: 71,476
 Returned to County Treasurer: 0
Total Expenditures: 71,476

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **-900** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For HAWARDEN AREA C URBAN RENEWAL

L.G. Everist Expansion Project

Description:	Addition and Expansion of L.G. Everist
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

West 10th Street Project

Description:	Concrete Street West 10th Street to SD Border
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HAWARDEN AREA C URBAN RENEWAL

TIF Internal Loan-LG Everist Grant

Debt/Obligation Type:	Internal Loans
Principal:	36,962
Interest:	5,650
Total:	42,612
Annual Appropriation?:	No
Date Incurred:	08/10/2044
FY of Last Payment:	2018

2011 G. O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2011
FY of Last Payment:	2022

Non-Rebates For HAWARDEN AREA C URBAN RENEWAL

TIF Expenditure Amount:	9,805
Tied To Debt:	TIF Internal Loan-LG Everist Grant
Tied To Project:	L.G. Everist Expansion Project

TIF Expenditure Amount:	61,671
Tied To Debt:	2011 G. O. Bond
Tied To Project:	West 10th Street Project

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TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN AREA C URBAN RENEWAL (84040)
 TIF Taxing District Name: BUNCOMBE TWP/WEST SIOUX SCH/UR AREA-C/561 INCREM
 TIF Taxing District Inc. Number: 84150

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	223,460	138,920	1,772,460	459,340	0	0	2,594,180	0	2,594,180
Taxable	133,926	73,373	1,772,460	459,340	0	0	2,439,099	0	2,439,099
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	544,900	2,049,280	2,049,280	0	0

FY 2014 TIF Revenue Received: 43,205

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Urban Renewal Area Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN AREA D URBAN RENEWAL
 UR Area Number: 84057

UR Area Creation Date: 08/2007

UR Area Purpose: Economic Development for expansion of existing industrial business.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA D AMD/051-D INCREM	84311	84312	636,240

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	636,240	0	0	636,240	0	636,240
Taxable	0	0	0	636,240	0	0	636,240	0	636,240
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **80** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 19,654
 TIF Sp. Revenue Fund Interest: 87
 Asset Sales & Loan Repayments: 0
Total Revenue: 19,741

Rebate Expenditures: 20,556
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 20,556

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **-735** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For HAWARDEN AREA D URBAN RENEWAL

Plasticology, LLC Grant

Description:	Grant to Expanding Industrial Business
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HAWARDEN AREA D URBAN RENEWAL

Plasticology, LLC

Debt/Obligation Type:	Rebates
Principal:	20,556
Interest:	0
Total:	20,556
Annual Appropriation?:	Yes
Date Incurred:	09/26/2007
FY of Last Payment:	2014

Rebates For HAWARDEN AREA D URBAN RENEWAL

1111 Oakhill Drive

TIF Expenditure Amount:	20,556
Rebate Paid To:	Plasticology, LLC
Tied To Debt:	Plasticology, LLC
Tied To Project:	Plasticology, LLC Grant
Projected Final FY of Rebate:	2014

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN AREA D URBAN RENEWAL (84057)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA D AMD/051-D INCREM
 TIF Taxing District Inc. Number: 84312
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	636,240	0	0	636,240	0	636,240
Taxable	0	0	0	636,240	0	0	636,240	0	636,240
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	636,240	636,240	0	0

FY 2014 TIF Revenue Received: 19,654